

PARADE OF HOMES



FREDERICKS REALTY & ESCROW



RALPH CAMERON BROKER

Member of the Following Boards:

- Gardena Board of Realtors
- Torrance-Lomita Board of Realtors
- Hawthorne-Lawndale Board of Realtors
- L. A. Board of Realtors—Southwest Branch

We Process Our Own Escrows

Your Listing - Your Sale - Your Purchase - Your Escrow - Your entire transactions are handled by capable, courteous, dependable personnel from beginning to end. No better service rendered—anywhere

DIRTY BUT CHEAP

4 bedrooms, 1 1/2 baths, just listed and priced to sell quick. Bring your wife and your scrub brush and make this home sparkle. Good big loan already available, so no points. Full price only \$18,750. #120

BIG 4 BEDROOM

Here's a dandy big 4 bedroom home in North Torrance with thick shake shingle roof, has natural cabinets, carpeting, drapes, sliding glass doors and it's vacant and ready for immediate ownership. Full price only \$23,850. #124

SOUTHWOOD

4 bedrooms, family room, built-in stove and oven, step-down living room with attractive fireplace and wall to wall carpeting. Owner has been transferred and wants a quick deal. Submit all offers. #131

ALMOST NEW

Lovely 3 bedroom and family room home has electric built-in kitchen, double faced fireplace, wall to wall carpeting throughout and it's less than one year old. The hard work is all done. #123

WIFE PLEASER

Show this 3 bedroom and family room home to your wife and watch to see how pleased she will be. It is truly a quality home from beginning to end. It has the built-in kitchen, forced air heating, carpeting, fireplace, covered patio, and big 2 car garage. Full price, \$24,500. And 10% down. #114

WHY PAY RENT?

Why rent when you can own a darling 2 bedroom home such as this. It is completely carpeted and the kitchen and bath have lots of tile. Submit \$300 down to new FHA loan and have payments around \$100 including tax and insurance. Better hurry on this one. #107

\$500 DOWN

Here's a chance to have a lovely 3 bedroom home with a small down. It has a big kitchen, wall to wall carpeting, cement block fence, and a big 2 car garage. Full price only \$16,500, with \$500 down. #102

BRAND NEW HOMES

All are 3 bedroom, 1 1/2 bath with built-in range and oven, thick wall to wall carpeting, forced air heating and choice of modern or provincial styling. Full price only \$21,950 and as low as \$1,200 down. #12

3 BATHS

G.I. resale has 3 big bedrooms, 3 baths with lovely carpeting and draperies, cement block fencing, 2 car garage, fruit trees, and lots of extras. Submit your trades for smaller income properties. Full price only \$21,500. #134

5 DELUXE UNITS

There's an owners 3 bedroom, 1 1/2 bath plus 4 2-bedroom rentals. All have wall to wall carpeting, built-in range and oven, sun decks, patios and they're brand new. You may trade in your present home or we can arrange easy terms for you. #15

Home Hints

Mrs. A. Perez asks this question:

"WHAT IS A LAND CONTRACT OF SALE?"

A land contract is frequently used by sellers of property where the buyers do not have the funds to make a substantial down payment. This type of sale transfers possession of the property to the buyer, but leaves title with the seller until the conditions of the contract are fulfilled.

The contract may provide for complete payment of the purchase price before title is surrendered to the buyer, or it may stipulate partial payment (a third or a half) of the purchase price be paid, the balance then being carried in a trust deed.

The buyer forfeits all payments made should he default in the conditions of the contract and must surrender all rights and possession of the property back to the seller. The seller, still holding title, may pledge it as security for a loan, will it, sell it, subject to the rights of the buyer under contract. The title is also subject to liens of indebtedness of the seller.

Veterans buying under Cal-Vet are buying on a land contract and do not receive their deed until the contract price is paid. While a land contract of sale can sometimes be dangerous for the buyer if drawn properly (as with Cal-Vet), it is an excellent way for a person with a small amount of money to buy a home.

Read my column every Thursday and Sunday in the Torrance Herald. If you have any questions you would like answered, feel free to write me: Fred L. Fredericks, Fredericks Realty.



BEN NOWATKA BROKER



JOE BABICK SALESMAN



BEN CLARK BROKER



RAY POWELL SALESMAN



We Welcome Your Visit to Our Open Houses
OPEN HOUSE 1 TO 5:30

VACANT: You can have immediate possession in this beautiful 3 bedroom, 1 1/2 bath home in Southwood. Drive to 4013 Scott and get all the information from Cy Webber. #129.

CUSTOM QUALITY: There are 3 bedrooms and family room, 1 1/2 baths, thick nylon carpeting, custom drapes, dressing room off master bedroom and everything in perfect condition. Meet Joe Babick at 5419 Michelle. #102.

LIVABLE: It's not just a livable home it's lovable. There are 3 bedrooms, brand new wall to wall carpeting, cement block fence and 2 car garage. Meet Bob Morris at 20117 Hinsdale. #126.

SOUTHWOOD: 3 bedrooms, 1 1/2 baths, has wall to wall carpeting, cement block fence, 2 car garage and close to everything. Russ Amado on duty at 22022 Marjorie. #132.

LAZY MAN: If you don't like yardwork then be sure to see this lazy mans 3 bedroom dream home. You'll like what you see and it's priced right too. Talk to Ben Clark at 22706 Evelyn. #127.

DEL AMO: Located close to Del Amo Shopping Center is this charming 3 bedroom home. Have a thrill a minute at 21506 Marjorie and get all the facts from Leslie Maahs. #136.



LESLIE MAAHS SALESMAN



CY WEBBER SALESMAN



BOB MORRIS SALESMAN



RUSS AMADO BROKER

2 Blocks West of Hawthorne Blvd. — Torrance
Open Daily 8 am to 8 pm FR 8-8447
Saturday and Sunday until 7 p.m.

4126 Sepulveda Blvd.

OLDER HOME NEEDS PAINT
Beautiful location in Lomita, Zone R-2, 50' x 145' lot, 2 bedrooms, large kitchen and dining area, walking distance to Post Office, bank, bus, shopping area, priced at only \$14,500, \$2,500 down.

2 BEDROOM AND LARGE DEN
\$1,500 DOWN, 1 1/2 baths, W/W carpet, extra large kitchen and dining area, detached double garage, priced at only \$15,000.

OPEN HOUSE SUNDAY - 1-5 P.M.
1635 W. 265th St., Lomita Pines Area
Beautiful corner property, 3 bedrooms, all built-ins, breakfast room, wired for 220, rumpus room, with fireplace, off double garage, lovely yard with fruit trees. Only \$2,100 down, \$2,500 down.

SOUTHWOOD AREA - 5509 W. Carson St.
Backyard has room for a boat, 3 bedrooms, 1 1/2 baths, W/W carpet, one of the popular floor plans in Southwood. \$2,100 down will handle.

SPOTLESS CONDITION, "EXCELLENT NEIGHBORHOOD"
Newly decorated inside and out, beautiful wool carpeting, 3 bedrooms, 1 1/2 baths, block fenced back yard, lovely drapes throughout, down payment \$2,150.

OUTSTANDING BUY IN LOMITA
3 bedrooms, 1 1/2 baths, fireplace, built-in, covered patio, only 2 blocks to nice recreation park, walking distance to grade and high school, \$2,000 down will be OK.

VAUGHN
DEL VAUGHN REALTOR
2 Offices to Serve You
Open Evenings 'til 7 P.M.
23625 Arlington Avenue 2018 W. Carson Street
DA 6-1164 FA 8-9480

OWNER TRANSFERRED
MOVING TO SAN BERNARDINO. MUST SELL THIS 3 BEDROOM, 1 1/2 BATH SOUTHWOOD HOME NEAR JEFFERSON SCHOOL. COVERED PATIO, BEAUTIFUL LANDSCAPING. ASKING, \$19,900.

SOUTHWOOD AREA
IMMEDIATE POSSESSION AVAILABLE ON THIS VACANT 3 BEDROOM, 1 BATH HOME NEAR BUS AND SHOPPING. PLUMBING IN FOR WASHER AND DRYER IN GARAGE. FULL PRICE, \$18,950 OR BEST OFFER.

Rose Craig REALTOR
"The Live Wire"
2075 TORRANCE BLVD.
FA 8-2225
EVENINGS, FR 1-4224

Large R-2 Lot
Exceptionally clean 2-bedroom home on large 68x150 R-2 lot with plenty of room to add more units. The yard is well landscaped with many fruit trees. It's close to all transportation and shopping, and there's a chance to get an R-3 variance. Submit down—full price \$17,750.

IMMEDIATE POSSESSION
3-bedroom, 1 1/2-bath home in seaside area. Wall to wall carpeting, drapes, large rooms, view, sliding glass doors. Near schools and new proposed shopping center. It's vacant, so move right in... for \$21,500.

Hacienda Realty
4807 Torrance Blvd.
FR 1-4661

G.I.'s No Down
(Cost & Impounds Only)

Gardena \$77 per mo.
(Principal & Interest)

Carson Area \$50.00
Total Closing Costs

\$50 per mo.
(Principal & Interest)

May L. Arant
SPECIALIZING IN GI HOMES SINCE 1948

PL 3-4211
If No Answer, Call DA 8-5583 or OR 4-8595

4 Bedroom, Pool
Beautiful Southwood Estates home with extra large pool, wall to wall carpeting, drapes, 2 baths, separate fenced area for the pool, plus separate fenced play yard. Do yourself a favor and see this lovely home before you buy, as it is truly a mansion on a quiet cul-de-sac street.

Hacienda Realty
4807 Torrance Blvd.
FR 1-4661

DINGBAT
\$9900 FULL PRICE. Large 60x150 R-2 lot, 2-bedroom frame with room to build. Now rented for \$50 per month.

Gene Mabry
2225 W SEPULVEDA
320-4360

CLASSIFIED AD RESULTS ARE SWELL!
CALL FA 8-4000

Rose Craig REALTOR
2075 TORRANCE BLVD.
FA 8-2225
EVENINGS, FR 1-4224

REDUCED \$2000
Double den plus 3 bedrooms, 1 1/2 baths. Electric built-in, birch cabinets. Tile in bath and kitchen. Nylon carpeting. Drapes. Thermoseal. 2 1/2 car garage. Storage room, 2 yards. All extras. \$21,950. \$2,200 DOWN FA 8-5956

VETERANS—USE YOUR GI OR CAL-VET
We also specialize in F.H.A.

FHA BUYERS ATTENTION!!
FHA BUYERS WITH LESS THAN 10% DOWN — WE HAVE SEVERAL 2-BEDROOM, 2-BATH SOUTHWOOD HOMES, THAT WILL SELL FAST. STARTING AS LOW AS \$1400 DOWN.

ARE YOU?
Looking for that rare patio model in Southwood, which has large family kitchen, and the covered patio which is really converted to a family room? Beautiful landscaped, 3 good sized bedrooms, 1 1/2 baths, 9% down will handle.

RUSTIC RANCH 3 & Family
Large G.I. loan of \$12,600 on this rear living room home, big family room with modern Danish stove fireplace, 1 1/2 baths also 18 ft. filtered Donkeyboy pool included. Owner anxious.

3 AND RUMPUS \$19,950
Take over large GI loan and \$102 per month pays everything on this extremely nice, 3 bedroom, 1 1/2 bath home in Southwood. Newly decorated, beautiful wall to wall carpet and drapes, big rumpus room. A real value. FR 1-5535.

4 Bdrm., 1 1/2 Bath! Madrona Square!
Trying to find a large home for your family? Well, here it is, a home with a very large dining area, built-in range and oven, forced air heat, fireplace, sprinkler system, near City Hall. See us for details!

2 Bdrm., & Den!
Again you have the opportunity to look at this lovely home with beautiful wall-to-wall carpets, drapes, fireplace, breakfast bar 1 1/2 baths, etc. in good section of Torrance. Owner quite anxious. Submit offer.

TIME
3559 TORRANCE BLVD.
(next to Post Office)

Southwest Park
3 bedroom, 2 car garage immaculate home. Block wall, dishwasher. Fan over stove. Wall to wall carpeting, color coordinated vertical blinds. All included in price of \$17,995.

Rose Craig REALTOR
2075 TORRANCE BLVD.
FA 8-2225
EVENINGS, FR 1-4224

THE TORRANCE HERALD'S LIST
OPEN HOUSES
FOR THIS WEEK-END... AS ADVERTISED

ELSEWHERE IN OUR CLASSIFIED COLUMNS TODAY

LOCATION for INFORMATION PHONE

25609 Woodward	DA 6-2476
2315 W. 227th	DA 6-3411
20105 Hinsdale	370-1776
3709 W. 184th Pl.	371-3551
1635 W. 265th	FA 8-9480
5509 W. Carson	FA 8-9480
26248 Alta Vista	DA 6-2476
25046 Eshelman	FA 0-2333

Real Estate Is A Good Investment!

Torrance Gardens!
Big 3-bedroom & den with nice fireplace. Ideal location—range included—service porch—fenced yard—near schools, stores, etc. Only \$2500 down and total sales price of \$19,950.

Sunray Special!
One of the very best homes in the area is this 3-bedroom and family room & 1 1/2-bath—like new. And best of all is existing G. I. loan. \$2000 will handle down.

In Southwood Area!
Hurry, hurry, on this one. A 3-bedroom, 1 1/2 bath home in excellent neighborhood, near schools and shopping. Fenced yard with patio. \$2,500 will handle down payment.

4 Bdrm., 1 1/2 Bath! Madrona Square!
Trying to find a large home for your family? Well, here it is, a home with a very large dining area, built-in range and oven, forced air heat, fireplace, sprinkler system, near City Hall. See us for details!

2 Bdrm., & Den!
Again you have the opportunity to look at this lovely home with beautiful wall-to-wall carpets, drapes, fireplace, breakfast bar 1 1/2 baths, etc. in good section of Torrance. Owner quite anxious. Submit offer.

South Torrance!
3-bedroom & den with 1 1/2 bath, built-in e.p.e.t.s., drapes, built-in fireplace, forced-air heat, double garage, dining room, rock roof—FHA commitment is \$20,500. Seller will sell F.H.A.

We Have Available, FHA and G.I. Financing
KEN MILLER REALTY
1503 Crenshaw Blvd. Torrance FA 8-1049
Lomita DA 6-3555
1955 Pacific Coast Hwy.

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5509 W. Carson FA 8-9480
26248 Alta Vista DA 6-2476
25046 Eshelman FA 0-2333

frances REAL ESTATE
2276 Torrance Blvd.
FA 8-0421

CENTRAL TORRANCE, extra large older home on R-3 lot, 4 bedrooms, 1 1/2 bath, dining room, 2 story with small rental unit in rear. \$17,750.

NORTH TORRANCE, 2 bedroom, 1 1/2 bath, immaculate condition. Outside ramp room with bath, patio, garage. \$18,900.

TORRANCE PARK AREA—See this spotless 2 bedroom and 1 1/2 bath with fireplace, large lot, close to schools. Full price, \$17,950.

SOUTH TORRANCE Location. Custom-built, extra large 1,650 sq. ft., 2-bedroom and den with raised fireplace, built-in, completely insulated. Spotted. 2 years new. \$31,000.

HOLLYWOOD RIVIERA Location. 6 unit apartments, fully rented, 4-2-bedrooms, 2 1-bedroom, shows good income. Full price, \$74,500. \$15,000 down.

SPANISH STUCCO, 3 bedrooms, 3 baths, hardwood, tile, 2 patios, 1 with fireplace and BBQ. Close to Nativity school. \$19,950.

HAWTHORNE BLVD. Built to suit on this strategic 457 x 387 commercial property.

PRICE REDUCED, 4-bedroom stucco in Torrance, 1 1/2 years old. Forced air heat. Fireplace, 1 1/2 baths, shake roof. \$24,900.

DUPLEX, 2 bedrooms each central Torrance, 2 car detached garage.

4 BEDROOM, den and covered enclosed patio, on R-4 corner in central Torrance.

122' x 905' lot in county M-zone.

EVE PIONOS REALTOR
FRANCES BERNARD, FA 8-0579 ASSOCIATES
RUJA McDONELL, 371-1199
HELEN MCCARTHY, FA 8-3323
LARRY POESKE, FA 8-3123

3 BEDROOM \$15,500
Nice 3-bedroom home with separate service porch, large workshop, dining area. Terraced rear yard with built-in waterfall. This is an exceptional find for \$15,900.

Hacienda Realty
4807 Torrance Blvd.
FR 1-4661

Farmers at Heart
You will love this beautiful 1/2 acre with big trees, lovely lawn, 2 and den home with fireplace. Has been organically farmed for years. Central Lomita. \$25,000. Easy terms.

OPEN HOUSE SUN. 1-5 P.M.
22421 Marjorie St.

Immaculate home in Southwood—wall-to-wall carpeting in living room and dining area. See this home of comfort and convenience with a covered patio, block wall fence and double garage. Priced for immediate sale at \$18,500.

CENTRAL TORRANCE
Investment opportunity, with 2 homes, on 1 lot, in good condition. Within 3 blocks of downtown Torrance. One 2-bedroom and one 1-bedroom, single garage, no vacancy factor. Call for appointment to see. This weekend only at \$14,750. Submit your down payment.

OPEN HOUSE SUNDAY 1-5 P.M.
25609 Woodward

Best Central Lomita location. This modern duplex, 2 bedrooms each. Built-in and carpeting in one side, 952 sq. ft. each. Lovely rock planters. Room for more units on remainder of lot zoned C-3. Priced fair at \$28,000. No financing charges. Submit on down payment.

TOWNE & COUNTRY Realty
25318 Narbonne — Lomita
DA 6-2476

"Will You Grab This?"
Joe says "You have room for boat and trailer on this corner lot. Also 3 bedroom with a lot of goodies including large patio and BBQ." Full price \$17,500. Fixer upper. #115

In Town Convenience With Country Atmosphere
Will go G. I. nothing down, 2 and den, tile kitchen, tile bath, hardwood floors, service porch, full price \$12,750. #111.

A Pride of Ownership
Home with sparkling clean 2-bedroom, wall to wall carpeting, thermostat heat, water heater, and built-in. Call for more information. #110.

Just a Glance And You Know It's a Community Where People Care

Meal Preparing's A Breeze in This Ultra Modern Kitchen

And you will like the convenient floor plan with 3 bedrooms and large fireplace, 2 baths, all modern built-ins in family style kitchen, drapes throughout, with built-in bookcase, forced air heat, many more features you've been wanting. Good financing. Will go FHA if you prefer. Don't miss seeing this. #109

Paradise Realty

WE SPECIALIZE IN F.H.A., G.I. AND CAL-VET FINANCING
5500 TORRANCE BLVD.
ACROSS FROM TORRANCE DRIVE-IN THEATER
FR 1-4621 Open 9 'til 9 SP 2-2795